

Plaintiffs assert that the Bexar County Court at Law Number 10 issued a final judgment, awarding possession of the home at issue to the Federal Home Loan Mortgage Corporation (“Fannie Mae”). *Id.* at 3. Plaintiffs assert that after final judgment, the county court issued a writ of possession, which Plaintiffs fear will be executed imminently. *Id.* Plaintiffs argue that their underlying wrongful foreclosure theory is almost certainly correct and that this Court’s stay should be lifted to enjoin the execution of the county court’s writ of possession. *Id.* at 5. Plaintiffs do not term their request one for a temporary restraining order, but instead request that this Court “stay” execution of the county-court writ of possession. *Id.*

While certainly this Court may lift the stay applicable to this case, *see Marsh v. Johnson*, 263 F. Supp. 2d 49, 52 (D.D.C. 2003), it may not “stay” proceedings in a wholly separate state-court proceeding. As Plaintiffs’ previously counsel admirably recognized, both the Anti-Injunction Act and the *Rooker-Feldman* doctrine prohibit this Court from interfering with proceedings in state court. *See* Docket No. 41 (moving to withdraw Plaintiffs’ motion for preliminary injunction); 28 U.S.C. § 2283; *Health Net, Inc. v. Wooley*, 534 F.3d 487, 493 (5th Cir. 2008) (“The Anti-Injunction Act generally prohibits federal courts from interfering with proceedings in state court.”); *Union Planters Bank Nat. Ass’n v. Salih*, 369 F.3d 457, 462 (5th Cir. 2004) (“Reduced to its essence, the *Rooker-Feldman* doctrine holds that inferior federal courts do not have the power to modify or reverse state court judgments.”) (internal quotation marks omitted); *see also Brinson v. Universal Am. Mortg. Co.*, CIV.A. G-13-463, 2014 WL 722398, at *2–3 (S.D. Tex. Feb. 24, 2014) (cited by Plaintiffs’ previous counsel). Since an order enjoining (or “staying”) execution of the county court’s writ of possession would

interfere with the county court's proceedings, this Court DENIES Plaintiffs' request. Docket No. 48.

It is so ORDERED.

SIGNED this 25th day of July, 2014.

A handwritten signature in black ink, appearing to read 'Xavier Rodriguez', written over a horizontal line.

XAVIER RODRIGUEZ
UNITED STATES DISTRICT JUDGE